

Findings

1.0 CEQA FINDINGS

- 1.1 Staff has prepared an Initial Study to determine if the project has a significant effect on the environment. Based on the Initial Study staff has determined that there is no substantial evidence that the proposed project will have a significant effect on the environment, and a Negative Declaration has been prepared in compliance with Section 15070(a) of the CEQA Guidelines.
- 1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Community Development Agency – Development Services Division at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

- 2.1 The proposed amendment of the land use designation from Commercial to Multi-family Residential is consistent with the General Plan because said land use designation identifies locations within Community Regions “with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities” as those areas suitable for intensive single-family residential development. The parcel directly accesses the main roadway between the community regions of Camino and Pollock Pines. It is situated one mile west of the main commercial and employment center in Pollock Pines where direct access to U.S. Highway 50 is available. Recreational uses and areas are within short driving distance. Commercial development on the parcel has been vacant for some time, due in part to the limitations of the unit sizes and their location away from the main commercial hub. The parcel is in an area of residential and compatible service and civic uses and, as such, is consistent with development defined under the MFR land use designation.
- 2.2 The proposal is consistent with General Plan Policy 2.2.5.3 that requires evaluation of any rezoning that would either increase residential density or support a more intense use of the land.

3.0 ZONING FINDINGS

- 3.1 The proposed rezone is consistent with the El Dorado County Zoning Ordinance designation of Multi-family Residential because the proposed use is in compliance with Section 17.28.140 (Uses Permitted by Right) and 17.28.160 (Development Standards). In addition, the current development consists of on-site parking that is consistent with the parking requirements for multi-family development under Section 17.18.060 (Off-street Parking).